

DISTRICT V ADVISORY BOARD
Minutes
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June 5, 2006
7:00 p.m.

Auburn Hills Golf Course Clubhouse
443 S. 135th West

Eight (8) District Advisory Board Members attended the District V Advisory Board meeting. Also in attendance were seven (7) City staff. Approximately 25 members of the public were present with only 14 signing the sign-in sheet.

Members Present

Dave Almes
Bob Bulman
David Dennis
Andy Johnson
Maurice Ediger
Jerry Hoggatt
Clarke Sandberg
Ann Welborn
Council Member Bob Martz

Staff Present

Bradley Haught, Police
Donna Goltry, Planning
Scott Dunakey, Planning
Gary Janzen, Public Works
Chris Carrier, Public Works
Dave Barber, Planning
Dana Brown, City Manager's Office

Members Absent

John Marker
DeAnn Sullivan

Guests

Listed on page 6

Call to Order

Council Member Bob Martz called the meeting to order at 7:05. He welcomed the public and explained that the role of the District Advisory Board was to advise him on district and citywide issues. He asked that all people who wished to speak on an agenda item to wait until the public is given the opportunity during review of the item. Other items not on the agenda would be addressed on the Public Agenda portion. The public should wait to be acknowledged before speaking as well as refrain from disrespectful comments or actions while others were speaking.

Council Member Bob Martz asked for approval of the minutes for the May 1, 2006 meeting. Corrections were noted and a motion was made to approve the noted corrections by **Dennis (Johnson)**. The motion passed 8:0. The agenda for the current meeting was also approved.

Staff Reports

Community Police Report

Officer Bradley Haught, Beat 199, reported on policing activities for the West Patrol during the past month, including Beats 16, 18, 19, and 199. He said that typically an expected spike in larcenies occurs with warmer weather and the counts nearly doubled in all three beats. Vandalism in all beats also increased. A suspect is in custody for the non-residential burglaries occurring at Walgreens and liquor stores. Residential burglaries increased slightly.

Officer Haught also reported that high school graduation is typically coupled with activities at Northwest and Bishop Carroll High Schools in which Police attention is required. However, no significant activities occurred this year.

Bulman expressed appreciation for the clean up of the graffiti on the building located at the southwest corner of Zoo & Central.

New Business

CUP2006-00016 AND ZON2006-00020 DP-297

Donna Goltry, Planning, presented the request to create the DP-297 Pearson Commercial Addition CUP with approximately 225 acres of several parcels and a zone change to “LC,” Limited Commercial and “GC,” General Commercial. Goltry reviewed permitted or prohibited uses for Parcels 2 & 3. Goltry stated that a Lowe’s Home Improvement store was planned for Parcel 2 and reviewed outdoor storage, screening, setbacks, & building exteriors. One aspect of this request is the location of Cadillac Lake just north of the subject site and used as a collector for area drainage. She asked **Chris Carrier, Public Works Department Director**, to review the drainage situation.

Carrier said Cadillac Lake includes waters of the United States (wetlands with US Corp of Engineers jurisdiction) and to modify would require applicants & City to go through the permitting process when developing plans for platting & drainage. The primary goal will be to control run-off from the subject site due to the course of drainage coming from the north and moving south through the city of Maize, Cadillac Lake, Chadsworth, & the basin region. The applicant has hired Professional Engineers Corporation (PEC) to conduct a drainage study of the area, which will be better controlled with City involvement.

Tim Austin, agent for the owner, agreed with staff comments and said the wetlands area is a small part of the Lake. He added that New Market Square, located to the west, has agreed to help fund the PEC study due to the impact of their area drainage on the situation. Also, the landowner for subject site has agreed to donate land to create open space parkland, much like Buffalo Park. The land will be city-owned & maintained parkland that will provide urban fishing.

DAB Members asked about the following: (1) Why should parking be reduced; (2) What is the number of buildings expected? (3) How will run-off be controlled?

Scott McGee, representing Ozark Engineering as a contractor for Lowe’s Home Improvement stated that the plan to reduce the suggested parking area for this size parcel is based on parking lot usage at the existing Lowe’s stores in Wichita. Staff answered other questions saying that only buildings for Parcel 2 are known—Lowe’s and the Fireside Grill. The drainage plan won’t be known until time of platting.

Members of the Public asked questions on whether Wichita needed another Lowe’s, especially since it would be viewed directly from a resident’s window; why the City is letting Maize Road become another Rock Road with all types of traffic issues; how the city will prevent static water overflowing the detention areas; is a wetland a good reservoir; and, who are the other tenants for the site. **McGee** said that Wichita’s 2 stores were doing well and felt that Wichita could support another in the designated area. Regarding Maize Road traffic concern, **Council Member Martz** explained that the city is very aware of the issues on Rock Road and are trying to prevent this on Maize but well-managed growth is tough. The area has grown so quickly in the last few years that challenges exist but development management is the key. **Carrier** answered the drainage question,

saying the study was necessary, as it would consider historical ground water information. No real good detention facilities exist in the area of the North Fork on Cowskin Creek as these were intended as subdivision amenities. Carrier also explained that the wetland did serve as a reservoir. One strategy for increasing drainage capacity is to increase the storage in the Cadillac Lake basin. Ultimately, the drainage plan required will include all 80 acres of the proposed CUP area and must be stopped at the end of that area preventing it from entering the Chadsworth area. **Austin** stated that the only other business than Lowe's that is known at this time is the Fireside Grill.

Action: Recommended approval subject to staff recommended conditions & MAPC approval and the return of the platting & drainage plans for review by the DAB (8-0).

CON2006-00022

Scott Dunakey, Planning, presented information about the request to permit the construction of a 150-foot monopole wireless facility for use by T-Mobile USA. The proposed site is zoned GC General Commercial and located approximately 600 feet west of Maize Road just south of 21st Street North. The application area is also located in DP-184, Pearson Farms.

Dunakey reported that the character of the surrounding area for the wireless facility involves largely commercial with a small retail strip center immediately to the north. Property adjacent to the south is Single Family Residential and includes a church. The subject site is within an existing U-Stor self-storage facility in the strip and has a masonry/metal screening wall on 3 sides offering screening for the wireless equipment. Staff recommended two options for the height of the support structure with one being no greater than 150 feet high to allow three carriers and another to allow a 30-foot extension up to 180-foot for future accommodations for five carriers. MAPC approved the request by 12-0, subject to staff recommendations and allowing the 30-foot extension. The applicant has received a letter of intent from Alltel as a second carrier for collocating. Three protests have been received with two in the protest area, equaling 67% of the total.

Greg Ferris, Representative of T-Mobile, stated that either height is fine with T-Mobile but recognized that most people prefer a reduced height. Although he had visited with the church in the area about collocating on their building, they were not interested and no other tall buildings or antennas are available.

Members of the public presented basically two issues: 1) the proposed site of this tower being too close to streets as opposed to towers at 21st & Tyler, Maize & north of 21st, and 135th are all set back farther from the road where they aren't as noticeable; and 2) the competitiveness of family practice centers and how patient perception of cell towers being unsafe could cause them to choose another health care facility. **Dunakey** stated that City Law Department advises against the discussion of health effects from cell towers due to inconclusive information.

DAB Members discussed several points but generally agreed that the proposed site was acceptable.

Action: The District V Advisory Board voted 8: 0 to recommend approval subject to the MAPC recommendation for a 30-foot extension.

151st Street West Improvement, from Maple to ½ Mile South of Maple

Gary Janzen, Public Works, presented a project adopted in the Capital Improvement Program to improve 151st St. West between Kellogg and Maple in 2012. A proposed interim project would pave to two-lane asphalt mat standard the unpaved section of 151st Street between Maple and ½ mile south of Maple.

Jay Anglemeyer, Mid-Kansas Consultants (MKC), presented information that the street carries approximately 2,500 vehicles/day and the improvement would increase safety as the grade of the current road at Maple prevents a clear sight of traffic at the intersection. If purchasing of right-of-way could begin soon, the project could be completed quickly saving time, effort, & cost. With the CIP project with federal funding is scheduled for 2012, the project could possibly be moved back 3-5 years with the current uncertainties in future federal funding for transportation.

Members of the public spoke in favor of the interim project noting safety concerns, dust, & drainage that washes onto property owner's land. Questions were asked about need to raise taxes for the project, how many trees would need to be removed, how much excavation would be required, and would traffic lights be located at Maple and at Kellogg? **Council Member Martz** explained that taxes would not be raised for the project due to it being funded by bonds. The need for the project due to safety issues substantiates use of bonds for funding the project. **Janzen** reported that the study by MKC would provide information on the issues of trees, excavation, and drainage. He also reported that a streetlight at 151st & Maple is included in a different project. **Council Member Martz** said that Kansas Department of Transportation (KDOT) would determine the need for a traffic light at 151st; KDOT recently approved light for 135th and are working west on Kellogg to determine needs for other crossing arterials.

Johnson (Bulman) moved to recommend the staff recommendation for the interim project. Then **Bulman (Johnson)** moved to amend the motion to include a statement that approval is necessary to change the approximately 150 foot of road grade to improve safety. Motion passed 8-0.

Action: Approve the proposed interim project due to the need to improve safety issues caused by approximately 150-foot of road grade.

Waterman/Arena Area Improvements

Dave Barber, Planning, and Gary Janzen, Public Works, presented the project by request of the City Council. The improvement project area is associated with the Arena Neighborhood Development and the WaterWalk Improvement as an opportunity to upsize water & sewer infrastructure in the area basin.

The project will include installing a large concrete box culvert and complete reconstruction of Waterman from the Arkansas River to Washington. The intersection of Waterman at Washington will be improved to provide left turn lanes at all approaches. The intersections at Main, Broadway, & Emporia will have streetscape improvements.

The project cost is estimated to total \$7,000,000 to be funded by a combination of City and County funds including \$2 million by Water & Sewer Department as part of the Waterwalk development; \$1.1 million by the County; and the difference paid through the CIP and Water/Sewer Utility.

Four (4) options are available for reconstruction of Waterman within the designated area. Each option was reviewed for a variety of factors including mobility of vehicles, parking, streetscape enhancements, and redevelopment opportunities for future business. The four options include:

- Option 1. Four 10' traffic lanes with a 6' parking area and a 6' sidewalk on each side of the street. With this option, parking is maintained. The disadvantage is the narrow sidewalks.
- Option 2. Four 11' traffic lanes with 10' sidewalks. The drawback is parking is lost. With the 10' sidewalks, it is safer for pedestrian travel. This option is the best opportunity to create a boulevard look. It becomes a major east and west route due to the Waterwalk and the arena.
- Option 3. Four 10' traffic lanes with a center 6' median/turn lane and 6' sidewalks. This option has no parking, no trees, and a narrow sidewalk.
- Option 4. Four 10' traffic lanes with a center two-way left turn lane and 6' sidewalks. This is similar to #3 where landscaping would be eliminated and no sidewalks or street trees.

The City Council and Public Works & Planning staff prefer Option 2 because it provides the best access for pedestrians.

DAB Members asked about the following issues: parking, turn lanes for everyday traffic; improvements for shuttle or bus system to provide transportation to the arena; and how the underpass for the railroad will be maintained. **Barber and Janzen** responded to the questions saying that parking will require people attending events at the arena to walk several blocks; various strategies are being considered for the turn lanes to ensure adequate lane and sidewalk widths; transportation arrangements are part of the mobility study being conducted; and the underpass maintenance is being taken over by the County but the underpass must allow truck passage.

Bulman (Johnson) moved to recommend approval of Option #2.

Action: Recommended approval of Project Option #2

Public Agenda

This portion of the agenda provides an opportunity for citizens to present items not shown as part of the regular meeting agenda. However, no items were scheduled or off-agenda items presented.

No action taken.

Board Agenda

Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District V.

Council Member Martz reported that the court had dismissed the Genesis lawsuit against the City today stating that the Letter of Intent was not a binding agreement. He also explained the recent Council discussion about naming city parks to clarify why he had objected. A current Council policy exists stating that only deceased person's names are used for city facilities and parks. The Council Member said that if that policy is violated one time, it would cause problems for future decisions. If the Council is interested in changing the policy, then that should be considered.

No action taken.

With no further items, the meeting was adjourned at 9:45 p.m.

The next meeting for District Advisory Board V will be scheduled at Auburn Hills Clubhouse at **7:00 p.m. on July 10, 2006**, due to the regular meeting date of the first Monday falling on the evening prior to July 4th Holiday.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V

Guests

Jay Anglemeyer	411 N. Webb
Jeanette Dalrymple	15611 McCormick
Warren Dalrymple	15611 McCormick
Bryan Frye	Ridge Port HOA, 67205
Mike Hayes	15807 W. McCormick
Greg Kalina	15606 McCormick
Margot Kalina	15606 McCormick
Corey McGreevy	15403 W. Hendryx
Robin Murray	15505 McCormick
Tim Murray	15505 McCormick
Deniece Ross	8125 S. 151 st West
Kevin Smith	15334 Hendryx Ct.
Jason Unruh	2711 N. Parkdale
Doris Wells	1116 N. Prescott Cir.